

Meeting Date: 10/11/2011

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Res. No(s).	<input type="checkbox"/> Report
<input type="checkbox"/> Ord. No(s).	<input checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Other	<input type="checkbox"/> Other _____

Prepared By: Christopher Williamson, Principal Planner *CW* Agenda Item No. L-1
 Reviewed By: City Manager *mmhl* City Attorney *Fischer* *SMF* Finance *JK* N/A Other (Specify) N/A

DATE: October 11, 2011

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director *[Signature]*

SUBJECT: Adoption of the Oxnard 2030 General Plan (PZ 10-620-01) and Adoption of Statement of Overriding Considerations and Findings of Fact Filed by City of Oxnard.

RECOMMENDATION

That the City Council:

1. Receive a report regarding the Teal Club Specific Plan school location, proposed changes to Policy CD-20.1, options regarding the South Ormond Beach Specific Plan, and miscellaneous technical corrections.
2. Adopt a resolution adopting the 2030 General Plan and the Statement of Overriding Considerations and Findings of Fact pursuant to the California Environmental Quality Act (CEQA) related to the 2030 General Plan.

DISCUSSION

Teal Club Specific Plan School Location

The Oxnard 2030 General Plan was presented to the City Council for adoption on July 19, 2011 at which time the City Council held and closed the public hearing on the 2030 General Plan and directed staff to consult with the Oxnard School District (OSD) regarding designation of a site for a potential elementary school within the Teal Club Specific Plan area. On August 18, 2011, City staff met with OSD Trustee Al Duff, OSD staff, and Ventura County Director of Airports Todd McNamee. Mr. McNamee related that a school use south of Doris Avenue falls within the Oxnard Airport Traffic Pattern Zone and is deemed an "Unacceptable" land use by the Ventura County Airport Comprehensive Land Use Plan (ALUP). By State law, the Ventura County Airport Land Use Commission would have to affirm that finding. If the City were to retain the Teal Club school site designation within the 2030 General Plan, CEQA requires: 1) that the school use be identified as a significant adverse impact, 2) the 2030 General Plan Program EIR be re-circulated for 45 days

because of the additional adverse impact resulting in an approximate 3 to 4-month delay, 3) findings be made as to why the school is needed and that there is no feasible alternative school site, 4) a statement of overriding consideration be adopted based on the findings, 5) the Ventura County Airport Land Use Commission would likely act to review and oppose the Teal Club school site location based on their staff recommendation that the school use is inconsistent with the ALUP, and 6) the 2030 General Plan may need to be re-adopted by a four/fifths majority City Council vote in order to override the expected Ventura County Airport Land Use Commission decision.

Development Services Director Matthew Winegar stated at that meeting that the City is committed to supporting OSD planning for school facilities and that the City has a long track record of requiring large master-planned developments to designate land for schools during the planning and entitlement process. The first step in the Teal Club Specific Plan review and entitlement process occurred on May 2, 2011 when the developer presented to the City Council a concept plan that included an elementary school site. The City recently completed a Request for Proposal (RFP) process and selected a CEQA consultant to prepare the Teal Club Specific Plan Environmental Impact Report (EIR) based on the same concept plan. In the coming year, OSD will have ample opportunity to review and comment on the Teal Club Specific Plan Draft EIR when it is circulated for comment.

As this same CEQA and override process required to adopt the 2030 General Plan with a Teal Club school site designation would be required again for the adoption of the Teal Club Specific Plan itself with the same school site designation, City staff recommend that the City Council retain the Teal Club school site land use designation of "Public Use" in the 2030 General Plan which allows school use but does not trigger the significant impact under CEQA. The Teal Club Specific Plan, when adopted, could include an amendment to the 2030 General Plan to replace the "Public Use" with the "School" designation. A letter to the OSD Trustees was prepared and mailed on August 31, 2011 relating the above information (Attachment 1).

Oxnard Harbor District

On August 22, 2011, staff met with the Oxnard Harbor District Commission (Commission) at their invitation to clarify the intent of Policy CD-20.1, *Port Trade Enhancement*. After receiving the Commission's comments, staff is recommending that Policy CD-20.1 be changed to apply Citywide rather than be a geographic zone. Policy CD-20.1 was also modified to clarify that its intent is to achieve City revenue and jobs equivalent to a comparable light industrial development when a port-related storage-intensive use is proposed within Oxnard. Revised Policy CD-20.1 language is shown in Attachment 2.

South Ormond Beach Specific Plan

The 2030 General Plan designates 220 acres of the South Ormond Beach Specific Plan as Resource Protection (RP). The RP designation does allow agricultural use except for the southernmost RP area near the Agromin site that is within the Coastal Zone where agricultural use would not be allowed. The designation of RP to a property does not necessarily insure that it will be converted to a resource type use. The Draft South Ormond Beach Specific Plan is nearly ready for its initial hearings before the Planning Commission and, subsequently, will come before the City Council for study and direction. The specific plan adoption process will necessarily include amending the 2030 General Plan to be consistent with the adopted South Ormond Beach Specific Plan, should it be adopted, and this is staff's preferred approach.

Clerical and Formatting Corrections

A variety of minor clerical and formatting corrections were made throughout the Goals and Policies document. The "September 2011" Goals and Policies document was prepared and provided to the City Council, Oxnard libraries, and posted on the City's website.

The resolution adopting the 2030 General Plan, the Statement of Overriding Considerations, and Findings of Fact pursuant to the California Environmental Quality Act (CEQA) related to the 2030 General Plan is updated and included as Attachment 4.

ENVIRONMENTAL REVIEW

None of the technical changes or changes to Policy CD-20.1 change potential environmental impacts or necessitate changes within the Statement of Overriding Considerations and Findings of Fact.

FINANCIAL IMPACT

None of the technical changes or clarifying changes to Policy CD-20.1 change financial impacts presented at the July 19th City Council meeting.

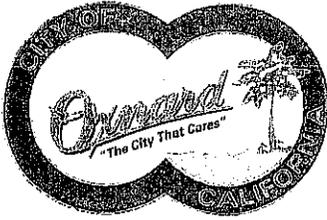
Attachments:

1. Letter to OSD Board of Trustees, August 31, 2011
2. Revised Policy CD-20.1
3. 2030 General Plan Goals and Policies (September 2011)
4. Resolution Adopting the 2030 General Plan

Documents previously distributed:

- PEIR Addendum No. 1
- Staff Report for July 19, 2011
- Background Report (2006)

Note: Attachments 3 and 4 have been provided to the City Council. Copies are available for review on the City's Internet site (www.ci.oxnard.ca.us) and at the Help Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday prior to the Council meeting.



MATTHEW G. WINEGAR, AICP
Development Services Director

Development Services Department
214 South C Street • Oxnard, CA 93030 • (805) 385-7896 • Fax (805) 385-7417

August 31, 2011

Oxnard School District Board of Trustees
c/o Mr. Jeff Chancer, Superintendent
1501 South A Street
Oxnard, California 93030

RE: Potential Teal Club Specific Plan Elementary School

Dear Board Members and Superintendent Chancer:

I wish to thank Oxnard School District (OSD) Trustee Al Duff and OSD staff for attending an August 18 meeting with myself, City staff, and Ventura County Director of Airports Todd McNamee regarding a possible new elementary school within the Teal Club Specific Plan area.

Please rest assured that the City is committed to supporting the OSD's planning for facilities in tandem with the Teal Club Specific Plan and our 2030 General Plan. The City has a long track record of requiring large master-planned developments, most recently RiverPark and SouthShore, to set aside land for school districts during the multi-year planning and entitlement process. And, the City has supported school districts in negotiating additional mitigation measures with developers.

With regards to the proposed Teal Club Specific Plan, City staff will support inclusion of an elementary school of a size and location recommended by the OSD should the need be demonstrated. The first step in the Teal Club Specific Plan review and entitlement process occurred on May 2, 2011 when the developer presented their concept plan to the City Council, the "Pre-Application" process required of all new specific plans. Attached are the developer's exhibits showing an eight-acre school site along the south side of Doris Avenue. The developer, Borchard Property Ownership Group, has paid the appropriate application fees and expects to begin the California Environmental Quality Act (CEQA) environmental review process within two months. The City completed a Request for Proposal (RFP) process and selected a CEQA consultant to prepare the Teal Club Specific Plan Environmental Impact Report (EIR). OSD will have ample time to review and comment on the Teal Club Specific Plan Draft EIR when it is circulated for comment.

As you are aware, any school use south of Doris Avenue falls within the Oxnard Airport Traffic Pattern Zone and is marked "Unacceptable" in the Ventura County Airport Comprehensive Land Use Plan (ALUP). By State law, the Ventura County Airport Land Use Commission would have to affirm that finding. There is a prescribed process identified in Section 21676 of the California Public Utilities Code that enables the Oxnard School District to override the Airport Land Use Commission's finding with a four/fifths majority vote. The Juan Soria Elementary School on Fifth Street was approved in this manner.

ATTACHMENT 1
PAGE 1 OF 8

As discussed at our meeting of August 18th, the Oxnard 2030 General Plan Land Use Map (Figure 3-1) initially included an elementary school site in the Teal Club Specific Plan area. The City's CEQA consultants identified the school use designation as a significant adverse impact because it conflicts with the Ventura County Airport Comprehensive Land Use Plan. In the summer of 2010 after our public workshop on Public Facilities, Services, and Schools, the City added a "Potential Public School Locations" exhibit (Figure 4-2) to the 2030 General Plan as an alternative way to indicate the site for school use. Although the exhibit was clearly titled "potential," our CEQA consultant affirmed that the significant adverse impact was reestablished.

If the City were to retain the Teal Club designation on Figure 4-2 or return the school designation to the Land Use Map, CEQA requires that the school use be identified as a significant adverse unmitigated impact, the 2030 General Plan EIR be re-circulated for 45 days, findings be made as to why the school is needed, that there is no feasible alternative school site, a statement of overriding consideration be adopted, and the 2030 General Plan be adopted by four/fifths majority vote in order to override the denial by the Ventura County Airport Land Use Commission. Besides the time and costs to the City, OSD would have to fully document the need for the school and that there is no feasible alternative site to the satisfaction of the Oxnard City Council, the Ventura County Airport Land Use Commission, and/or a third party who may challenge the City's action on this matter on CEQA grounds.

As this same CEQA and override process would be required again for the adoption of the Teal Club Specific Plan which will include the school designation within the Oxnard Airport Traffic Pattern Zone, my recommendation to the City Council is to designate the Teal Club school site as "Public Use" in the 2030 General Plan which allows school use but does not trigger the significant impact under CEQA. The Teal Club Specific Plan approvals, when adopted, will include an amendment to the 2030 General Plan to replace the "Public Use" with the school designation. It would be at this point that OSD would provide the required justification of need for the school within the ALUP area. I trust you will agree that this approach is appropriate and cost effective to both OSD and the City and presents the stronger record to support the required four/fifths override vote.

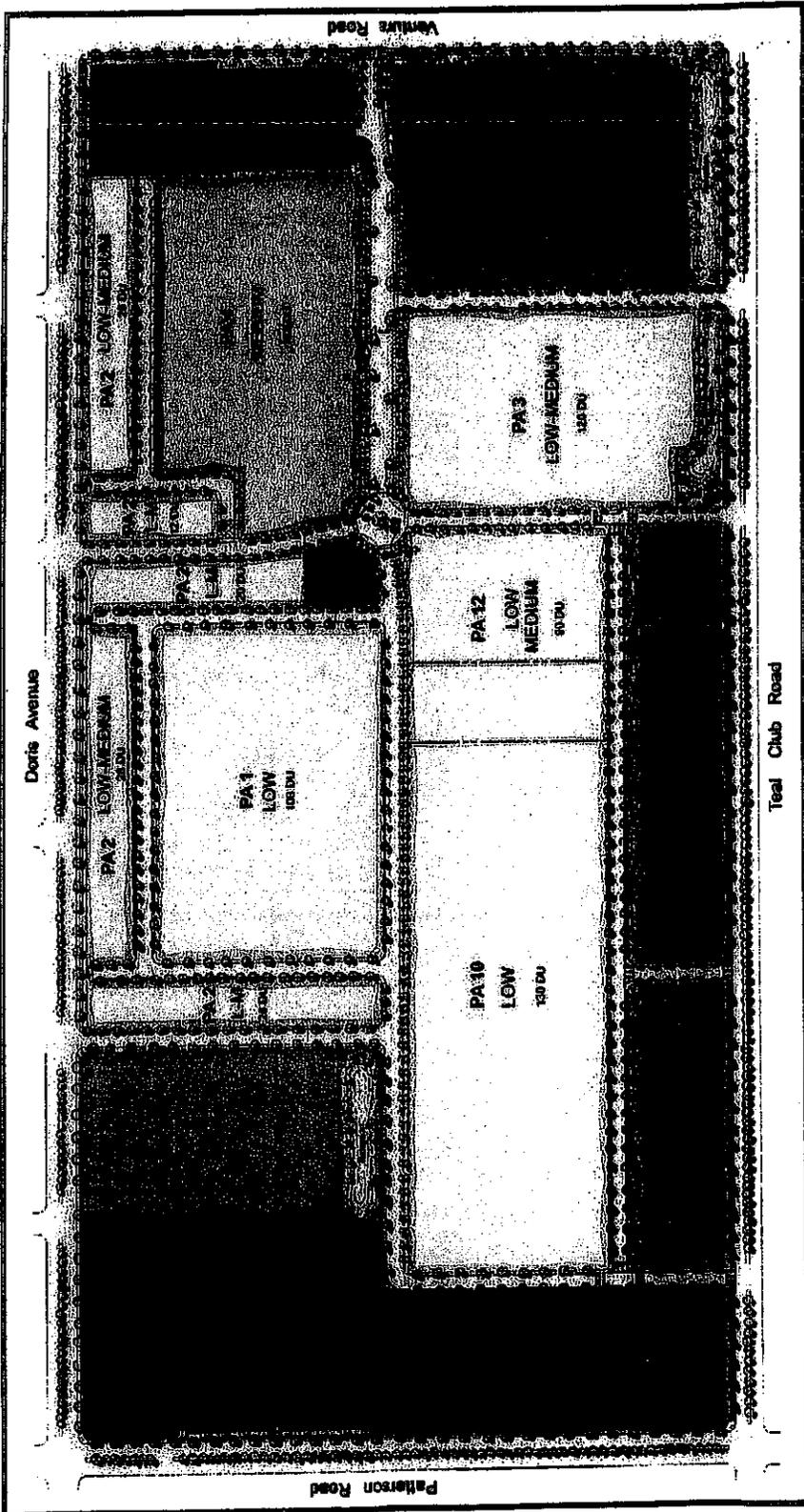
Sincerely,



Matthew Winegar
Development Services Director

Attachment

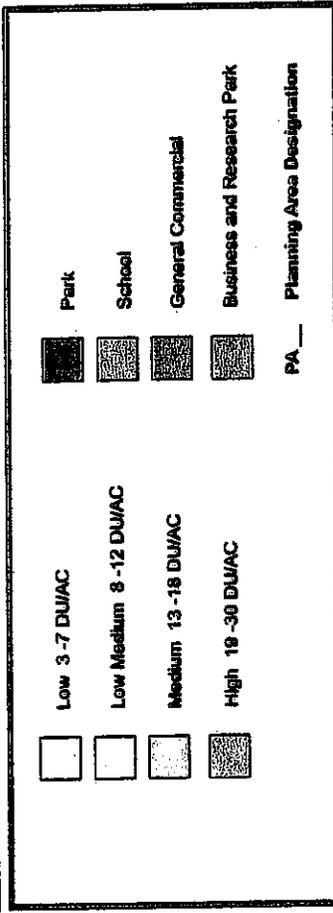
- c. Edmund Sotelo, City Manager
Mayor and City Council
Alan Holmberg, City Attorney



Teal Club Specific Plan

Planning Area / Land Use Map
 City of Oxnard, California

Development Planning Services, Inc. June 2010



RECEIVED

Project Description
TEAL CLUB SPECIFIC PLAN
City of Oxnard, California
June 2010

MAR 16 2011

PLANNING DIVISION
CITY OF OXNARD

The Teal Club Specific Plan is a comprehensive vision for a pedestrian-oriented village plan on an approximately 174 acre site located in the western portion of Oxnard north of the Oxnard Airport. The plan area is surrounded by existing development on the north, east, and south, with agricultural uses to the west. The site is bounded by existing roads on all sides: Ventura Road to the east, Teal Club Avenue to the south, Patterson Road to the west, and Doris Avenue to the north. The project area is within the City of Oxnard Sphere of Influence and anticipated for development in the City of Oxnard General Plan.

Parks & Community Amenities: The project features a twenty-one acre Community Park that provides needed recreational open space for the existing adjacent community and the proposed Teal Club Plan Area. Within the park is a set-aside location at the northwest corner for a Fire Station building to serve the Northwest Community neighborhoods. The park could also provide a location for a new Oxnard YMCA facility. Additionally, a one-acre HOA-maintained "pocket park" with tot lot facilities is located in an accessible location for all residents of the Teal Club Plan Area. These two parks, along with proposed private pools and other recreation amenities within the Low-Medium, Medium, and High Density neighborhoods of the plan area, provide recreational opportunities within a quarter mile walking distance of all residential units via a greenbelt, pathway, and sidewalk network.

Schools: An eight-acre site has been designated, in cooperation with the Oxnard School District, for a K-6 Elementary School in the northern portion of the project, immediately east of the Community Park. This school site is now under review by State of California agencies to determine the appropriateness of the location due to its proximity to the Oxnard Airport.

AB32/SB375: In keeping with the intent of approved California AB32 and SB 375, the Specific Plan includes up to 60,000 square feet of retail, mixed use, and office use within a 5 to 15 minute walk from all units within the community, providing a "walkable" location for both jobs and services. A main line bus stop is proposed to be located at Ventura Road, adjacent to the higher density portion of the project, providing access to major employment centers such as the Channel Islands Harbor and Naval Base Ventura County, located approximately three miles to the south of the site. Additionally, up to 132,000 square feet of Business and Research Park uses are proposed in the south portion of the project, providing another potential source of "walkable" jobs within the planning area.

Community Design: The Teal Club Specific Plan is proposed to consist of traditional neighborhood design components that promote "porch and street orientation" and encourage walking and interaction between residents in the public realm. Both Single-Family residences (Low Density) and Courtyard/Cluster homes (Low-Medium Density) would include porches and architectural elements reflecting the early twentieth century diversity and character of style evident in the nearby Oxnard Historic District. High, Medium, and Medium-High Density areas of the plan would also include this design character and orient to internal pathways and common areas with connection to the public walking network.

Residential Land Use: The Specific Plan proposes development of up to 990 residential dwelling units in a variety of densities and product types. The Land Use Table provides a breakdown of residential dwelling types and the number of units, and correlates with the Planning Area Designations as identified on the attached Teal Club Specific Plan "Planning Area/Land Use Map".

Phasing: The Specific Plan and application is being filed by the Borchard Family Interests, owners of approximately 117 acres of the 174 acre total. The remainder of the plan area is owned by three other parties, according to public records, that are not a part of the application. The design of the Specific Plan identifies the Borchard Family Interest property as "Phase 1" with the remaining acreage shown as "Phase 2". Phase 1 development of the project includes the majority of project-proposed public benefit amenities: 13 acres of the Community Park, fire station site, one-acre pocket park, greenbelt connections, and the mixed use and local commercial/retail/office center. Proposed land uses in Phase 1 are summarized as follows:

- 13.0 acres – Community Park (Phase 1)
- 1.0 acres – Pocket Park
- 5.2 acres – Mixed Use & Village Commercial (60,000 sq. ft. building area)
- 8 units – Mixed Use Residential
- 108 units – Low Density Residential (3-7 DU/AC average)
- 112 units – Low-Medium Density Residential (8-12 DU/AC average)
- 120 units – Low-Medium Density Residential (8-12 DU/AC average)
- 192 units – Medium Density Residential (13-18 DU/AC average)
- 230 units – High Density Residential (19-30 DU/AC average)

The Phase 1 development also provides interim agricultural buffers to allow Phase 2 owners to continue farming indefinitely as well as all internal roadway circulation needed to serve Phase 1.

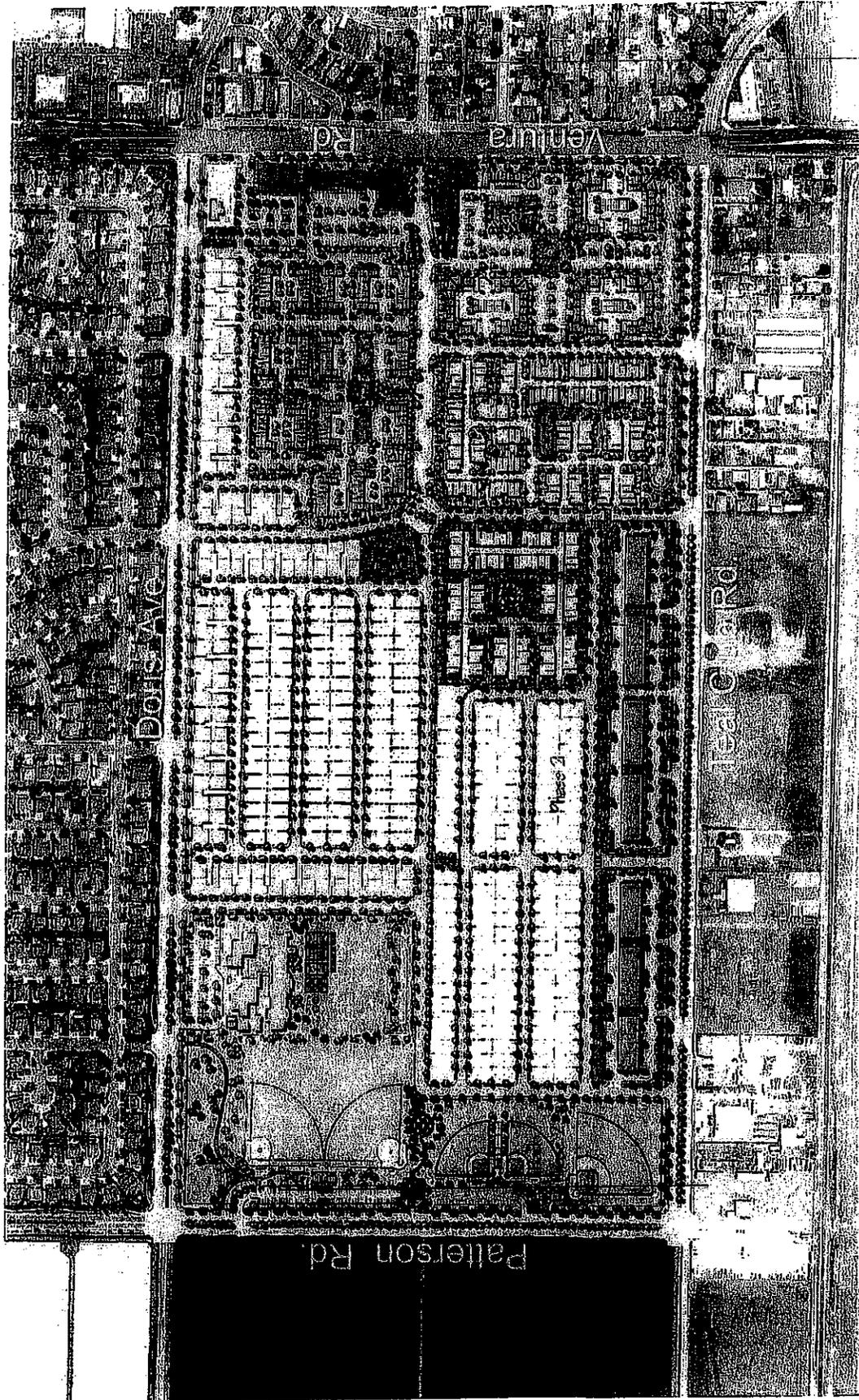
Of the three individual properties within Phase 2, totaling approximately 58 acres, only the Basso property could develop independently of the others and connect to the Phase 1 improvements, provided that interim agricultural buffers were considered in their final planning and development. In the case of the two easterly properties (Kawaguchi and Kohara) it is unlikely that agricultural buffers could be provided on-site that would allow feasible independent development of those sites. Proposed land uses in Phase 2 are summarized as follows:

- 8.0 acres – Community Park (Phase 2)
- 10.2 acres – Business Research Park (132,000 sq. ft. building area)
- 130 units – Low Density Residential (3-7 DU/AC average)
- 90 units – Low-Medium Density Residential (8-12 DU/AC average)

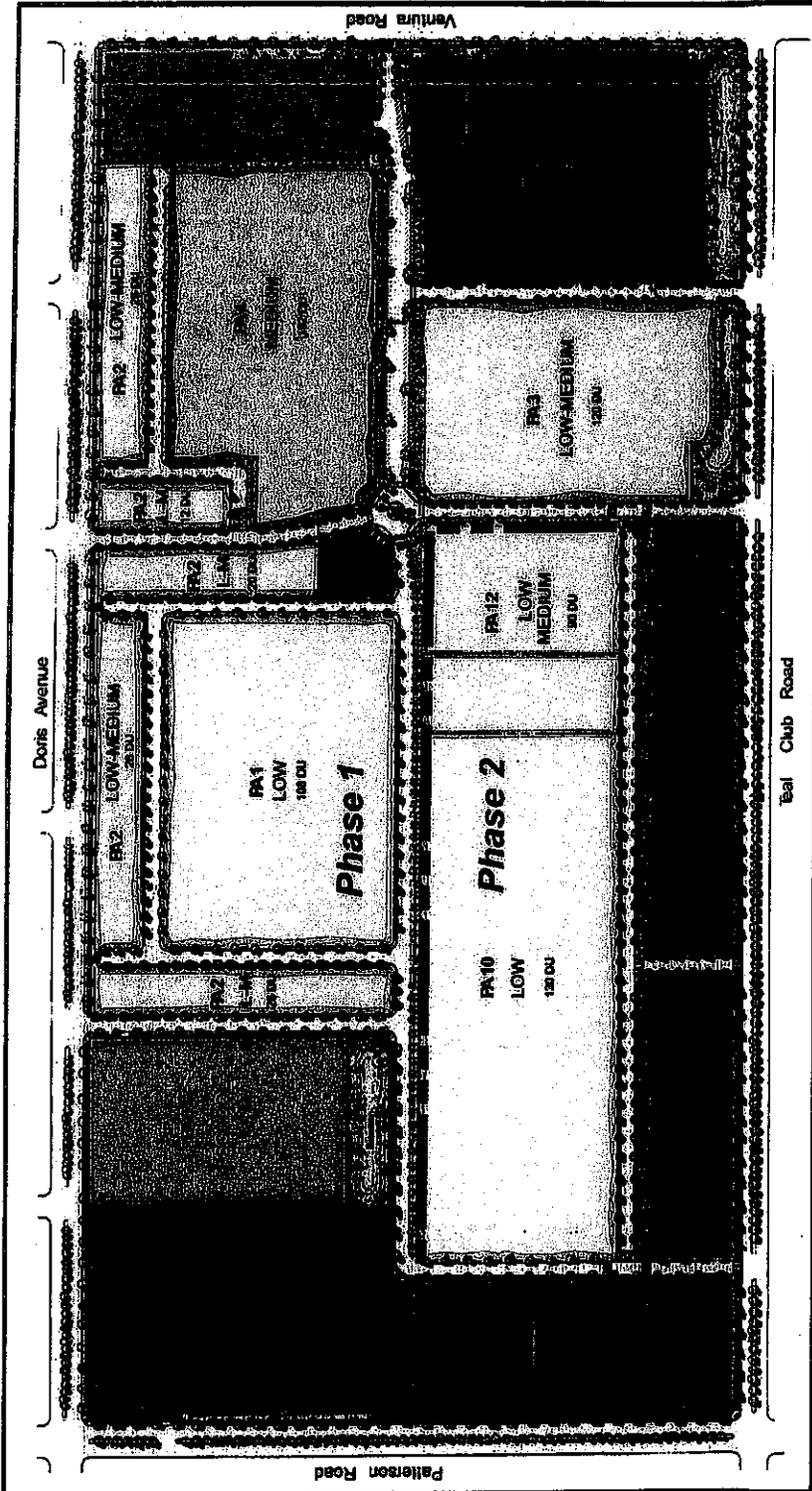
The Specific Plan document will include detailed diagrams and text to provide for phased implementation of the plan and will provide design and development standards to insure that the Teal Club Specific Plan achieves the vision intended for this neighborhood within the context of the existing community. The attached Land Use Map provides the proposed zoning for all parcels within the plan area and is consistent with the land use classifications and color codes from the City of Oxnard General Plan Land Use Map.

TEAL CLUB SPECIFIC PLAN - OXNARD
 LAND USE TABLE
 June 15, 2010 version

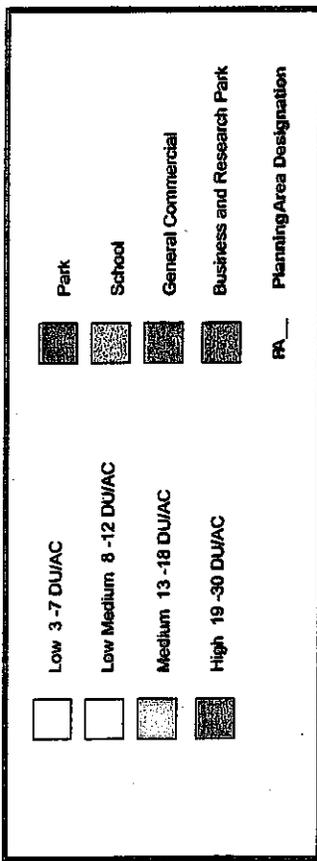
Planning Area #	OWNERSHIP/LAND USE:	Dwelling Units	Area (ac.)	Density (DU/ac.)	Bldg S.F.
	<i>Borchard:</i>		116.7		
PA 1	Low Density Residential	108	17.0	6	
PA 2	Low Medium Residential - Courtyard Homes	112	13.3	8	
PA 3	Low Medium Residential - Townhomes	120	10.0	12	
PA 4	Medium Residential - Condominiums	192	11.8	16	
PA 5	High Density Residential - Apartments	230	10.9	21	
PA 6	Mixed Use Residential (2nd Floor)	8	n/a		
PA 6	Mixed Use Commercial (1st Floor)	n/a	1.0		10,000
PA 7	Village Commercial & CPD uses		5.2		50,000
PA 8	School Site		8.0		
	Fire Station (site within park acreage total)		0.0		
PA 9	Community Park (Phase 1)		13.0		
	North Greenbelt & Pocket Park		2.0		
	Internal Streets/Perimeter Roads		24.5	21.0% of total	
	<i>Dwelling Unit Subtotal:</i>	770			
	<i>Basso:</i>		43.2		
PA 10	Low Density Residential	130	20.0	7	
PA 9	Neighborhood Park (Phase 2)		8.0		
PA 11	Business Research Park		7.0		88,000
	South Greenbelt/BRP buffer zone		1.3		
	Internal Streets/Perimeter Roads		6.9	16.0% of total	
	<i>Dwelling Unit Subtotal:</i>	130			
	<i>Kawaguchi/Kohara:</i>		14.7		
PA 12	Low Medium Residential - Townhomes	90	8.0	11	
PA 13	Business Research Park		3.2		44,000
	South Greenbelt/BRP buffer zone		0.6		
	Internal Streets/Perimeter Roads		2.9	19.7% of total	
	<i>Dwelling Unit Subtotal</i>	90			
	RESIDENTIAL TOTALS:				
	Low Density Residential	238	37.0		
	Low Medium Residential	322	31.3		
	Medium Density Residential	192	11.8		
	High Density Residential	230	10.9		
	Mixed Use Residential	8	0.0		
	Residential Total:	990	91.0		
	PROJECT TOTALS:				
	Residential Development	990	91.0		
	Business Research Park		10.2		132,000
	Neighborhood Park		21.0		
	North Greenbelt & Pocket Park		2.0		
	South Greenbelt/BRP buffer zone		1.9		
	School		8.0		
	Mixed Use, Village Commercial & CPD uses		6.2		60,000
	Fire Station (site within park acreage total)		0.0		
	Internal Streets/Perimeter Roads		34.3		
	PROJECT GRAND TOTAL:		174.6		



Teal Club Specific Plan, City of Oxnard



Teal Club Specific Plan
 Planning Area / Phasing Map
 City of Onward, California
 Development Planning Services, Inc. April 2011



Robust Port and Harbor Activity

Goal CD-20

An economically robust port and harbor-related economic sector.

CD-20.1 *Port of Hueneme Trade Enhancement*

Work with the Oxnard Harbor District (Port of Hueneme) to enhance port-related economic activity and ensure fiscal support to the City equivalent to average light industrial uses through the establishment of a Port/Industrial Equivalent Policy -Overlay Zone; and ensure that harbor-related activities are compatible with adjacent land uses and activities, especially the restoration of the Ormond Beach wetlands. Goal ICS-4, "Goods -Movement" and its policies are related to this policy. The Port/Industrial Equivalent Policy is intended to achieve City revenue and jobs equivalent to a comparable light industrial development when a port-related storage intensive use is proposed on property located within Oxnard City limits.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD ADOPTING THE 2030 GENERAL PLAN AND ADOPTING THE STATEMENT OF OVERRIDING CONSIDERATIONS AND FINDINGS OF FACT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO THE 2030 GENERAL PLAN. FILED BY CITY OF OXNARD, PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, Government Code section 65300 requires each legislative body and planning agency to prepare and adopt a comprehensive, long-term general plan for the physical development of the city and any land outside its boundaries which in the planning agency's judgment bears relation to its planning; and

WHEREAS, the current City of Oxnard 2020 General Plan was adopted on October 7, 1990, and was amended 48 times; and

WHEREAS, on May 7, 2002, the City Council gave staff direction to embark on an update to the 2020 General Plan that included a citywide visioning process with public officials, city staff, local school districts, neighborhood representatives, residents and other interested parties; and

WHEREAS, on April 15, 2003, the final public input report from the visioning process that involved eight community workshops and a community survey was presented to the City Council; and

WHEREAS, on August 25, 2005, the City retained a team of consultants to prepare a Background Report, Alternatives Analysis, Goals and Policies, and a Program Environmental Impact Report (PEIR); and

WHEREAS, on June 13, 2006, the Background Report and Alternatives Analysis were presented to a joint meeting of the City Council and Planning Commission at which direction was given to consider Alternative B as the project for purposes of the PEIR in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, on May 17, 2007, a progress report was presented to the Planning Commission; and

WHEREAS, during 2008, a direction and consensus evolved to extend the general planning horizon to the year 2030 to better coordinate with regional planning by the Southern California Association of Governments and in recognition of the long lead time to plan, finance, and construct major public works; and

ATTACHMENT 4
PAGE 1 OF 19

WHEREAS, on March 5, 2009, the Background Report, Alternatives Report, Draft 2030 General Plan (Goals and Policies), Draft 2006-2014 Housing Element, and Draft PEIR were released for public review and comment; and

WHEREAS, the official public comment period for the Draft PEIR was March 9 to May 22, 2009, and 67 comment documents were received; and

WHEREAS, on May 12, 2009, an update report on the Goals and Policies, 2006-2014 Housing Element, and Draft PEIR was presented to a joint meeting of the City Council and Planning Commission; and

WHEREAS, between June 4, 2009, and August 20, 2009, staff presented summaries of the content of Chapters 2 through 8 of the Goals and Policies document to the Planning Commission and received public comment; and

WHEREAS, the operative documents of the Oxnard 2030 General Plan consist of (1) the Background Report (2006), and (2) the Goals and Policies which includes the 2006-2014 Housing Element as chapter 8; and

WHEREAS, the 2006-2014 Housing Element is subject to specific state statutory requirements for periodic updates, the 2006-2014 Housing Element is proceeding on a schedule for adoption by the City Council separate from the other components of the Oxnard 2030 General Plan; and

WHEREAS, on October 6, 2009, a report on the possible amendments to the CURB line was presented to the City Council, public comment was taken, and direction was received from the City Council to continue with Alternative B; and

WHEREAS, on November 23, 2009, five sections of the Draft PEIR were recirculated for public review and comment limited to the recirculated sections for a 45-day period that ended January 7, 2010, during which 73 comments were received; and

WHEREAS, on December 17, 2009, a summary of the five recirculated sections of the Draft PEIR was presented to the Planning Commission and public comments were received; and

WHEREAS, on December 31, 2009, the Response to Comments on the Draft PEIR and the Revised Goals and Policies were released for public review; and

WHEREAS, on January 11, 2010, the Response to Comments on the five recirculated sections of the Draft PEIR were released for public review; and

WHEREAS, following a public hearing held on January 21, 2010, and continued to January 28, 2010, the Planning Commission adopted Resolution No. 2010-02, recommending City Council certification of the Final PEIR (EIR No. 09-01, State Clearinghouse No.

2007041024) for the Oxnard 2030 General Plan, Alternative B (Planning and Zoning Permit No. 10-620-01), and Resolution No. 2010-03, recommending City Council adoption of the Oxnard 2030 General Plan; and

WHEREAS, the Final PEIR was presented to the City Council at a public hearing on February 2, 2010, following which the City Council adopted Resolution No.13,770 certifying in accordance with Section 15090 of the State CEQA Guidelines that the Final PEIR was completed in accordance with CEQA, and reflects the independent judgment and analysis of the City; and

WHEREAS, the 2030 General Plan was presented to the City Council at a public hearing on February 9, 2010 at which time the City Council directed staff to conduct a series of public workshops on various outstanding issues; and

WHEREAS, four public workshops were completed on May 19, June 16, July 21, and September 22, 2010 on Ormond Beach and the Coastal Zone, housing and economic development, public facilities and services and schools, and the Del Norte Expansion Area, respectively; and

WHEREAS, a study session was conducted with the City Council on February 8, 2011 wherein staff presented a summary of public workshop comments and recommended changes to the previously presented version of the 2030 General Plan, and staff received four directions from the City Council; and

WHEREAS, a public hearing was conducted with the City Council on July 19, 2011 wherein staff presented the 2030 General Plan and related documents for adoption and staff received direction to consult with the Oxnard School District; and

WHEREAS, this final 2030 General Plan Goals and Policies document incorporates the directions of the City Council; and

WHEREAS, an addendum to the Final PEIR was prepared according to State CEQA Guidelines Section 15164, that the PEIR Addendum need not be circulated for public review, and that the City Council has considered the PEIR Addendum along with the PEIR before making its decision herein; and

WHEREAS, the City Council has held public hearings and has carefully reviewed and considered the Planning Commission's recommendations, the record of proceedings before the Planning Commission, the Final PEIR, the Final PEIR Addendum, the Oxnard 2030 General Plan, and oral and written comments on the content, policies, and programs of the Oxnard 2030 General Plan; and

WHEREAS, Section 21081 of CEQA and Section 15091 of the State CEQA Guidelines require that the City Council make one or more of the findings set forth in Section 21081 of CEQA, prior to approval of a project for which an EIR has been prepared identifying one or

more significant effects of the project, together with a statement of facts in support of each finding; and

WHEREAS, Section 15093(a) of the State CEQA Guidelines requires the City Council to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project; and

WHEREAS, Section 15093(b) of the State CEQA Guidelines requires that where the decision of this City Council allows the occurrence of significant effects which are identified in an EIR, but are not at least substantially mitigated, the City Council must state in writing the reasons to support its action based on the Final EIR or other information in the record; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the Statement of Overriding Considerations and Findings of Fact are based are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council finds that the Oxnard 2030 General Plan provides an appropriate policy and program framework to guide the development and manage the future growth of the City.

NOW, THEREFORE, the City Council of the City of Oxnard resolves as follows:

- 1.) The City Council adopts the findings set forth in Section 21081 of CEQA and Section 15091 of the State CEQA Guidelines with respect to each significant environmental effect identified in the Final PEIR, and each alternative considered in the Final PEIR, and the explanation of its reasoning with respect to each such finding set forth in the Statement of Overriding Considerations and Findings of Fact attached hereto as Exhibit A.
- 2.) The City Council finds that the unavoidable significant environmental effects identified in the Final PEIR that have not been reduced to a level of insignificance have been substantially lessened in their severity by the imposition of the mitigation measures described in the Findings of Fact, and that the remaining unavoidable significant impacts are clearly outweighed by the economic, social, and other benefits as set forth in the Statement of Overriding Considerations and Findings of Fact attached hereto as Exhibit A, which the City Council hereby adopts pursuant to Section 21081 of CEQA and Sections 15091 and 15093 of the State CEQA Guidelines.
- 3.) The Goals and Policies, Background Report, Map Atlas, Issues and Alternatives Report, Final PEIR, and Addendum to the Final PEIR for the Oxnard 2030 General Plan are hereby adopted. The Oxnard 2030 General Plan incorporates mitigation measures within its policies and programs in accordance with Section 21081.6(b) of CEQA, and the City's annual General Plan status report will serve as the basis for its mitigation and monitoring program such that a separate mitigation monitoring and

reporting program will not be required, as provided in Section 15097(b) of the State CEQA Guidelines.

- 4.) Notwithstanding Section 3 above, the Housing Element of the City of Oxnard 2020 General Plan shall continue in effect until the 2006-2014 Housing Element is adopted by the City Council and takes effect.
- 5.) The Planning Division is authorized and directed to make all necessary and appropriate clerical, typographical and formatting corrections to the Oxnard 2030 General Plan, and shall provide a report and a copy of the final corrected Oxnard 2030 General Plan not later than the City Council's second regular meeting following the operative date of the Oxnard 2030 General Plan.

PASSED AND ADOPTED this 11th day of October, 2011, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney

EXHIBIT A

City of Oxnard 2030 General Plan

Findings of Fact Statement of Overriding Considerations

September 27, 2011

1.1 Introduction

The City of Oxnard (City), as lead agency, has completed the Final Program Environmental Impact Report (Final PEIR) for the Oxnard 2030 General Plan (2030 Plan) and Addendum No. 1. The Final PEIR (State Clearinghouse No 2007041024) with Addendum No. 1 is a program-level analysis of the proposed 2030 Plan.

The Draft PEIR was released on March 9, 2009 for a 75-day review by public agencies, organizations, and members of the public. The Draft PEIR assessed the potentially significant environmental effects resulting from implementation of the 2030 Plan, identified potentially feasible means to mitigate those potentially significant adverse impacts, and evaluated a reasonable range of alternatives to the 2030 Plan. The City recirculated five sections of the Draft PEIR between November 23, 2009 and January 7, 2010 for additional public review in response to project changes, new information, and public comments.

The City prepared PEIR Addendum No. 1 to analyze the potential environmental impacts of 15 changes made in the preparation of the July 2011 version of the 2030 Plan compared to the January 2010 version that was the project referenced by the Final PEIR. As identified in Addendum No. 1, the land use designation changes and new and/or revised goals and policies contained within the July 2011 version of the Oxnard 2030 General Plan compared to the January 2010 version do not constitute significant new information for the purposes of CEQA and therefore do not require substantive revisions to the PEIR before the City considers adoption of the 2030 General Plan (July 2011) and adoption of this Statement of Overriding Considerations and Findings of Fact. None of these changes is expected to result in a new significant impact or in a substantial increase in the severity of any impact previously disclosed in the PEIR within the meaning of CEQA Guidelines Section 15164.

Herein forward, the Final PEIR is defined as and comprised of the Draft PEIR, the Five Recirculated Sections of the Draft EIR, Response to Comments to environmental comments presented in agency and public correspondence on both the Draft PEIR and the Recirculated Draft PEIR during the two public review periods, minor grammar and format changes to the text and maps of the Draft PEIR, and Addendum No. 1. The Final PEIR is hereby incorporated by reference.

Through the adoption of these findings of fact, the City of Oxnard City Council (City Council) hereby satisfies its obligation under section 15090 of Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines") to certify: (1) that the Final PEIR has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines; (2) that the Final PEIR has been presented to the City Council, which has reviewed and considered the information

contained therein prior to taking action on the 2030 Plan; and (3) that the Final PEIR reflects the City's independent judgment and analysis.

1.2 Findings of Fact

As required by CEQA, the City has made specific findings regarding the environmental effects of the 2030 Plan. These findings constitute the City Council's best efforts to set forth the evidentiary and policy bases for its decision to approve the 2030 Plan in a manner consistent with the requirements of CEQA. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that come into effect with the City Council's approval of the 2030 Plan.

The City Council is adopting these findings for the entirety of the actions described in these findings and in the Final PEIR. Although the findings below identify specific pages within the Draft, Recirculated Draft, and Final PEIRs in support of various conclusions reached below, the City Council has no quarrel with, and thus incorporates by reference and adopts as its own, the reasoning set forth in these environmental documents, and thus relies on that reasoning, even where not specifically mentioned or cited below, in reaching the conclusions set forth below, except where additional evidence is specifically mentioned. This is especially true with respect to the City Council's approval of all mitigation measures recommended in the Final PEIR, and the reasoning set forth in responses to comments in the Final PEIR.

Having received, reviewed, and considered the Final PEIR and other information in the record of proceedings, the City Council hereby adopts the following findings in compliance with CEQA and the CEQA Guidelines.

- Part I – Findings regarding the environmental impacts of the 2030 Plan and the mitigation measures (General Plan policies, etc.) for those impacts identified in the Final PEIR and incorporated in the 2030 General Plan.
- Part II – Findings regarding alternatives and the reasons that such alternatives are rejected.
- Part III – Statement of Overriding Considerations determining that the benefits of implementing the 2030 Plan outweigh the significant unavoidable environmental impacts that will result and therefore justify approval of the 2030 Plan despite such impacts.

Those findings are presented below, along with facts and evidence to support each finding.

The documents and other materials that constitute the record of proceedings on which these findings are based are located at the City of Oxnard, Oxnard Planning Division office, 214 South C Street, Oxnard, California. This information is provided in compliance with Public Resources Code §21081.6(a) (2).

Part I – Impacts and Mitigation Measures

These findings provide the written analysis and conclusions of the City Council regarding the environmental impacts of the 2030 Plan and the mitigation measures included as part of the Final PEIR and adopted by the City Council as part of the 2030 Plan. To avoid duplication and redundancy, and because the City Council agrees with, and hereby adopts, the conclusions in the Final PEIR, these findings will not repeat the analysis and conclusions in the Final PEIR, but instead incorporates them by reference herein and relies upon them as substantial evidence supporting these findings.

In making these findings, the City Council has considered the opinions of other agencies and members of the public. The City Council finds that the determination of significance thresholds is a judgment decision within the discretion of the City Council; the significance thresholds used in the Final PEIR are supported by substantial evidence in the record, including the expert opinion of the PEIR preparers and City staff; and the significance thresholds used in the Final PEIR provide reasonable and appropriate means of assessing the significance of the adverse environmental effects of the 2030 Plan. Although, as a legal matter, the City Council is not bound by the significance determinations in the Final PEIR (see Pub. Resources Code, § 21082.2, subd. (e)), the City Council finds them persuasive and hereby adopts them as its own.

Table 1 summarizes the environmental determinations of the Final PEIR and the 2030 Plan's impacts before and after mitigation. This table does not attempt to describe the full analysis of each environmental impact contained in the Final PEIR. Instead, Table 1 provides a summary description of each impact, describes the key 2030 General Plan policies and implementation measures (that function as mitigation) identified in the Final PEIR and adopted by the City Council, and states the City Council's findings on the significance of each impact after imposition of the adopted 2030 General Plan policies and implementation measures. A full explanation of these environmental findings and conclusions can be found in the Draft and Final PEIR and these findings hereby incorporate by reference the discussion and analysis in the Final PEIR supporting the Final PEIR's determination regarding the 2030 Plan's impacts and mitigation measures designed to address those impacts. In making these findings, the City Council ratifies, adopts and incorporates in these findings the determinations and conclusions of the Final PEIR relating to environmental impacts and mitigation measures, except to the extent any such determinations and conclusions are specifically and expressly modified by these findings.

As set forth below in Section 1.4 "Resolutions of Approval", the City Council adopts and incorporates the policies and implementation measures (mitigation measures) set forth in Table 1 to substantially lessen or avoid the potentially significant and significant impacts of the 2030 Plan, as well as certain less-than-significant impacts. In adopting these mitigation measures, the City Council intends to adopt each of the policies and implementation measures proposed in the Final PEIR. Accordingly, in the event a policy or implementation measure recommended in the Final PEIR has inadvertently been omitted from Table 1, such policy or implementation measure is hereby adopted and incorporated in the findings below by reference. In addition, in the event the language describing a policy or implementation measure set forth in Table 1 fails to accurately reflect the mitigation measures in the Final PEIR due to a clerical error, the language of the policies and implementation measures as set forth in the Final PEIR shall control, unless the language of the policies and implementation measures has been specifically and expressly modified by these findings. With respect to each and every significant effect identified in the Final PEIR, the City hereby finds that "[c]hanges or alterations have been required in, or incorporated into, the 2030 Plan which avoid or substantially lessen the significant environmental effect as identified in the Final PEIR." (CEQA Guidelines, § 15091, subd. (a)(1).) Rather than repeat this finding dozens of times to address each and every significant effect, this paragraph obviates the need for such repetition because in no instance is the City Council rejecting mitigation measures recommended in the Draft and Final PEIRs. The Council recognizes that, as a part of the 2030 General Plan process, the final language of the 2030 General Plan evolved to reflect both environmental considerations and public input. In all instances, the

City Council is content with the final mitigation language as set forth in the 2030 General Plan at the time of adoption.

Part II - Alternatives to the Project

An EIR is required to describe a range of reasonable alternatives to the 2030 Plan that could feasibly attain the objectives of the 2030 Plan, and to evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6(a)).

Additionally, CEQA Guidelines Section 15126.6(b) requires consideration of alternatives that could avoid or substantially lessen any significant adverse environmental effects of the 2030 Plan, including alternatives that may be more costly or could otherwise impede the 2030 Plan's objectives. The range of alternatives considered must include those that offer substantial environmental advantages over the 2030 Plan and may be feasibly accomplished in a successful manner considering economic, environmental, social, technological, and legal factors. The alternatives are taken from the 2006 Alternatives Report that is a supporting document to the 2030 General Plan. For purposes of CEQA review and the PEIR, Alternative 'B' was selected as the "project" and is referenced herein as the "2030 General Plan." Alternatives 'A' and 'C' became EIR Alternatives 2 and 3, respectively, along with the "No Project" as Alternative 1.

The following alternatives are discussed in the PEIR:

- Alternative 1: No Project (Build out of 2020 General Plan).
- Alternative 2: Infill with No Development Outside CURB (Alternative 'A' from the 2006 Alternatives Report)
- Alternative 3: Infill with Additional Development Outside of CURB (Alternative 'C' from the 2006 Alternatives Report)

Descriptions of these alternatives, the basis for selection, and the environmental characteristics of the alternatives are discussed in Chapter 7 "Project Alternatives" of the Draft PEIR.

Project Objectives

For reference purposes in consideration of project alternatives, the key project objectives are to:

- Minimize the loss of agricultural land.
- Plan for population projections within a range of 238,000 to 286,000 people.
- Provide a broader range of workforce and affordable housing opportunities.
- Consider updated traffic level of service information and mobility implications of land use decisions.
- Provide options for better usage of land – such as infill or mixed use development.
- Creation and designation of Urban Villages,
- Protect existing land uses from incompatible development.

- Participate in the restoration of the Ormond Beach wetlands

Summary of Findings

Alternative 1: No Project (Build out of 2020 General Plan)

Under the No-Project Alternative, the City would continue with implementation of its existing 2020 General Plan, which would remain as the adopted long-range planning policy document for the City. Current development patterns would continue to occur in accordance with the existing 2020 General Plan, Zoning Code, and Specific Plans. Consequently, this alternative would fundamentally fail to meet a majority of the project objectives described above (including those developed to address workforce/affordable housing, consideration of updated traffic level of service information, and participation of restoring the Ormond Beach wetlands). Failure to update the City's existing 2020 General Plan will not result in a comprehensive update to the City's existing goals and policies to help incorporate current planning, sustainable development, environmental, and regulatory trends and objectives. Alternative 1 does include Industrial land use designations for the Halaco and Agromin sites near Ormond Beach which would have a detrimental impact on the ability to restore the Ormond Beach wetlands to the unconstrained option identified by the California Coastal Conservancy. Additionally, the 2020 General Plan does not include the concept of "urban village" which identifies future transit-oriented development areas. Continued implementation of the No-Project Alternative would also not likely result in as large a build out population as that anticipated under the 2030 Plan. For all of these reasons, the City Council rejects the No Project Alternative as infeasible within the meaning of CEQA and CEQA case law.

Alternative 2: Infill with No Development Outside CURB

Under Alternative 2, land uses within the City limits would be similar to those anticipated under the 2030 Plan. The underlying demographic and economic trends would not be significantly changed under Alternative 2 and the City's population and development would occur within a slightly smaller footprint compared to that of the proposed 2030 General Plan as the proposed 2030 Plan changed the Halaco and Agomin sites from Industrial to Resource Protection. Alternative 2 development would focus on intensifying development at key locations which are currently identified with underutilized properties and are considered ideal for revitalization and infill properties. There are five key locations, or "urban villages" that are identified throughout the city that provide sufficient densities for transit connectivity. The resulting transit-oriented land use pattern would encourage transit usage and reduce dependency on the automobile.

Under Alternative 2, the land uses within the CURB would result in no need to convert existing open space lands outside the CURB Line to developed uses and help meet several project objectives including minimizing the loss of agricultural land and providing options for increased infill or mixed use development. However, Alternative 2 does include Industrial land use designations for the Halaco and Agromin sites near Ormond Beach which would have a detrimental impact on the ability to restore the Ormond Beach wetlands to the unconstrained option identified by the California Coastal Conservancy. Air quality impacts would result in similar emission levels of both mobile and stationary sources of air quality emissions, and GHG emissions. With respect to transportation and noise, Alternative 2 would cause similar levels of delay and congestion than the 2030 Plan and similar noise levels along major

transportation corridors within certain areas of the City. For these reasons, the City Council rejects Alternative 2 as infeasible within the meaning of CEQA and CEQA case law.

Alternative 3: Infill with Additional Development Outside of CURB

Under Alternative 3, land uses within the City limits would be similar to those anticipated under the 2030 Plan with the addition of new developments outside of the CURB in five major areas: 1) the DNCE, 2) north of the Rose/Santa Clara Corridor Specific Plan, 3) Southeast Urban Village (land west of Rice Avenue), 4) Gonzales/Victoria (the area surrounding the Oxnard High School), and 5) Mandalay Bay North (area between Wooley Road and Fifth Street). RHNA targets for affordable housing would be met largely through the City's inclusionary program that requires a 10% set-aside.

In terms of the roadway network, Alternative 3 includes the Five-Point intersection reconfiguration at Oxnard Boulevard/Saviers Road and Wooley Road to enhance mobility within Downtown. The Del Norte Boulevard extension is also included.

While Alternative 3 would result in similar types of development, the anticipated development footprint would be larger than the 2030 General Plan with greater impacts to several resource topics. For example, the intensification of similar types of development over a larger footprint would cause higher levels of delay and congestion than the 2030 Plan. As more fully described in the traffic analysis for the 2030 Plan, total daily vehicle trips generated under Alternative 3 would be higher, with forty-five (45) intersections operating at LOS D or worse before mitigation (see Draft PEIR, p. 7-17). With respect to agricultural resources, a larger development footprint would result in greater impacts to the conversion of agricultural and other open space resources. Finally, air quality and GHG emissions could be higher under this alternative (see Draft PEIR, p. 7-15). For all of these reasons, the City Council rejects Alternative 3 as infeasible within the meaning of CEQA and CEQA case law.

Part III - Statement of Overriding Considerations

As previously described, the City has found that several impacts of the 2030 Plan remain significant following adoption and implementation of the mitigation measures described in the Final PEIR. These significant impacts are summarized below in Table 1.

The City finds, per Public Resources Code §21081(b), that specific overriding economic, legal, social, technological, or other benefits outweigh the unavoidable adverse environmental effects of the 2030 Plan (the Program). These overriding considerations include the following:

1. Creation of jobs and economic benefits for current residents and the under age 18 population that will be entering the labor force and seeking to form households within the 20-year planning period.
2. A framework for the orderly management of future City growth in areas that are within the CURB line, that were, as of 2005, in a form of active agriculture.
3. Updated policies that reflect current environmental and planning trends.

1.3 Mitigation Monitoring and Reporting Program

In accordance with CEQA and the CEQA Guidelines, the City Council must adopt a mitigation monitoring and reporting program to ensure that the mitigation measures adopted herein are implemented in the implementation of the 2030 Plan. In this case, one of the primary components of the 2030 Plan includes preparing an update to the 1995 CEQA Thresholds Guidelines. Consistent with the CEQA Guidelines (Section 15097(b)), the monitoring plan applies to all of the policies and implementation measures identified in the 2030 Plan, in particular to those identified in Table 1 of this document. Consistent with the CEQA Guidelines (Section 15097 (b)), the City's annual report on the status of the general plan will serve as the basis for its mitigation monitoring and reporting program and will not require a separate mitigation monitoring and reporting program.

1.4 Resolutions of Approval

The City Council hereby takes the following actions and makes the following approvals:

1. The City Council has certified the Final PEIR in Section 1.1, above, and by prior resolution.
2. The City Council hereby adopts as conditions of approval all mitigation measures (policies and implementation measures of the 2030 Plan) within the responsibility and jurisdiction of the City as set forth in Section 1.2 (Part I) of the findings, above.
3. The City Council hereby adopts the Mitigation Monitoring Program for the 2030 Plan as discussed in Section 1.3, above.
4. The City Council hereby adopts the Findings and Statements Of Overriding Considerations set forth above in their entirety as its findings for these actions and approvals.
5. Having certified the Final PEIR, independently reviewed and analyzed the Final PEIR, incorporated policies and implementation measures into the 2030 Plan, and adopted Findings and a Statement of Overriding Considerations, the City Council hereby separately adopts the City of Oxnard 2030 General Plan.

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
CHAPTER 3 COMMUNITY DEVELOPMENT				
3.2 Land Use				
Impact 3.2-1	The Project could conflict with other applicable adopted land use plans.	None Required	LS	
Impact 3.2-2	The Project could conflict with an applicable airport land use compatibility plan.	The July 2011 version of the 2020 Plan removed the school land use designation from the Teal Club area located within the airport's TPZ.	PS	LS
Impact 3.2-3	The Project would not physically divide an established community.	None Required	LS	
CHAPTER 4 INFRASTRUCTURE AND COMMUNITY SERVICES				
4.2 Circulation, Traffic and Transportation				
Impact 4.2-1	The Project would result in five intersections operating below LOS C.	No additional mitigation is feasible or desirable	PS	SU
Impact 4.2-2	The Project would result in an increase in public transit usage.	None Required	LS	
Impact 4.2-3	The Project would result in increased bicycle and pedestrian activity.	None Required	LS	
Impact 4.2-4	The Project could result in changes in accessibility to Oxnard-area railroad terminals and cargo transfer points.	None Required	LS	
Impact 4.2-5	The Project could result in substantial changes in accessibility to the Port of Hueneme.	None Required	LS	
Impact 4.2-6	The Project could result in inadequate parking capacity.	None Required	LS	
Impact 4.2-7	The Project could conflict with adopted policies, plans, or programs supporting alternative transportation.	None Required	LS	
4.3 Utilities				
Impact 4.3-1	The Project could require new or expanded water supplies, facilities, or affect the adequacy of a water supply beyond that anticipated by the current Urban Water Management Plan, the GREAT Program, and related public works plans and programs.	None Required	LS	
Impact 4.3-2	The Project could result in impacts to groundwater supply, recharge, and secondary impacts to groundwater resources.	None Required	LS	
Impact 4.3-3	The Project could result in wastewater treatment demand in excess of planned capacity that cannot be met by new or expanded facilities.	None Required	LS	
Impact 4.3-4	The Project could violate water	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
	quality standards or waste discharge requirements, or otherwise degrade water quality.			
Impact 4.3-5	The Project could result in water quality issues resulting from increased soil erosion and downstream sedimentation related to construction activities.	None Required	LS	
Impact 4.3-6	The Project could affect drainage patterns through increased on-site and downstream erosion and sedimentation.	None Required	LS	
Impact 4.3-7	The Project could result in the need for increased stormwater drainage system capacities beyond existing, planned, or ability to modify to meet demand.	None Required	LS	
Impact 4.3-8	The Project could increase solid waste disposal demand beyond existing or planned capacity or impede the ability to expand capacity.	None Required	LS	
4.4 Public Facilities and Services				
Impact 4.4-1	The Project would increase the need or use of law enforcement service.	None Required	LS	
Impact 4.4-2	The Project would increase the need or use of fire protection service.	None Required	LS	
Impact 4.4-3	The Project would increase the need or use of school services or facilities.	None Required	LS	
Impact 4.4-4	The Project would increase the need or use of libraries and other community facilities.	None Required	LS	
4.5 Parks and Recreation				
Impact 4.5-1	The Project would increase the need or use of park and recreation facilities.	None Required	LS	
CHAPTER 5 ENVIRONMENTAL RESOURCES				
5.1 Biological Resources				
Impact 5.2-1	The Project could have a substantial adverse effect, either directly or through habitat modifications, on a variety of special status species.	None Required	LS	
Impact 5.2-2	The Project could have a substantial adverse effect, either directly or through habitat modifications, on a variety of	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
	common plant and wildlife species.			
Impact 5.2-3	The Project could have a substantial adverse effect on sensitive natural communities including riparian habitats.	None Required	LS	
Impact 5.2-4	The Project could have a substantial adverse effect on federally protected wetlands and other waters.	None Required	LS	
Impact 5.2-5	The Project could have a substantial adverse effect on wildlife habitat, nursery sites, or movement opportunities.	None Required	LS	
Impact 5.2-6	The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	None Required	LS	
5.3 Aesthetic Resources				
Impact 5.3-1	The Project would substantially degrade the existing visual character or quality of scenic resources or vistas.	None Required	LS	
Impact 5.3-2	The Project could substantially degrade the quality of scenic corridors or views from scenic roadways.	None Required	LS	
Impact 5.3-3	The Project would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
5.4 Cultural Resources				
Impact 5.4-1	The Project could cause a substantial adverse change to a historic resource.	None Required	LS	
Impact 5.4-2	The Project could cause a substantial adverse change to archaeological, paleontological, and/or human remains.	Recommended Modified Policies: Modified Policy ER-11.1 Identification of Archaeological Resources. Continue to require that grading and construction work on the project site be suspended until the significance of the features can be determined by a qualified archaeologist/paleontologist in the event that archaeological/paleontological resources are discovered during site excavation. <i>The City will require that a qualified archeologist/paleontologist make recommendations for measures necessary to protect a site or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials.</i> <i>[Revised New Policy – Draft EIR Analysis]</i> New Policy ER-11.9 Native American Resources. The City shall consult with Native American representatives regarding cultural resources to identify locations of importance to Native Americans, including archeological sites and traditional cultural properties. Coordination with the Native American Heritage Commission should begin at the onset of a particular project. <i>[New Policy – Draft EIR Analysis]</i>	PS	LS
5.5 Agricultural and Soil Resources				
Impact 5.5-1	The Project would result in the conversion of important farmland to non-agricultural uses.	No Additional Mitigation is Currently Available	PS	SU
Impact 5.5-2	The Project could conflict with existing zoning for agricultural use, or conflict with existing Williamson Act contracts.	None Required	LS	
Impact 5.5-3	The Project could involve other land use conflicts between agricultural and urban uses.	None Required	LS	
Impact 5.5-4	The Project could result in substantial soil erosion or the loss of topsoil.	None Required	LS	
Impact 5.5-5	The Project could result in substantial coastal wave or beach erosion.	None Required	LS	
5.6 Mineral Resources				
Impact 5.6-1	The Project would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site.	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
5.7 Air Quality and Climate Change				
Impact 5.7-1	The Project could expose a variety of sensitive land uses to construction-related air quality emissions.	None Required	LS	
Impact 5.7-2	The Project would result in a cumulative increase of criteria pollutants in a non-attainment basin.	No additional mitigation is currently available.	PS	SU
Impact 5.7-3	The Project could conflict with or obstruct implementation of the applicable air quality plan.	None Required	LS	
Impact 5.7-4	The Project could expose sensitive receptors to substantial pollutant concentrations.	No additional mitigation is currently available.	PS	SU
Impact 5.7-5	The Project could create objectionable odors affecting a substantial number of people.	None Required	LS	
Impact 5.7-6	The Project would potentially conflict with implementation of state goals for reducing greenhouse gas emissions.	Recommended New Policies and Implementation Measures: SC-1.5: Support Climate Action Team Emission Reduction Strategies. The City will continue to monitor the activities of the Climate Action Team (CAT) as they continue to develop a recommended list of emission reduction strategies. As appropriate, the City will evaluate each new project under the 2030 General Plan to determine its consistency with the CAT emission reduction strategies. Policy SC-1.6: Support Offsite Measures to Reduce Greenhouse Gas Emissions. The City will support and encourage the use of off-site measures or the purchase of carbon offsets to reduce greenhouse gas emissions. Policy SC-1.3. Develop a Climate Action and Adaptation Plan (CAAP) That Supports the Regional SB 375 Sustainable Communities Strategy. Develop a Climate Action and Adaptation Plan that implements requirements adopted by the California Air Resources Board and/or the Ventura County APCD that establishes a GHG emissions qualitative and quantitative threshold of significance, establishes GHG reduction targets, and supports the regional SB 375 Sustainable Communities Strategy.	PS	SU
5.8 Energy and Resource Conservation				
Impact 5.8-1	The Project would increase energy demand and require additional energy resources.	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
CHAPTER 6 SAFETY AND HAZARDS				
6.2 Geologic, Seismic, and Soil Hazards				
Impact 6.2-1	The Project could expose people to injury or structures to damage from potential rupture of a known earthquake fault, strong groundshaking, seismic-related ground failure, or landslides.	None Required	LS	
Impact 6.2-2	The Project could result in potential structural damage from development on a potentially unstable geologic unit or soil.	None Required	LS	
Impact 6.2-3	The Project could increase the potential for structural damage from development on expansive soil.	None Required	LS	
6.3 Natural Hazards				
Impact 6.3-1	The Project could expose people or structures to flood hazards from development within a 100-year Flood Hazard Area or from increased rates or amounts of surface runoff from development.	None Required	LS	
Impact 6.3-2	The Project could expose people or structures to flood hazards from failure of a levee or dam.	None Required	LS	
Impact 6.3-3	The Project could expose people or structures to inundation by seiche or tsunami.	None Required	LS	
Impact 6.3-4	The Project could expose people or structures to inundation by increased sea level rise caused by global warming conditions.	None Required	LS	
6.4 Noise				
Impact 6.4-1	The Project could expose a variety of noise-sensitive land uses to construction noise.	None Required	LS	
Impact 6.4-2	The 2030 Plan could expose a variety of noise-sensitive land uses to traffic noise.	No additional mitigation is currently available.	PS	SU
Impact 6.4-3	The Project could expose a variety of noise-sensitive land uses to railroad noise.	No additional mitigation is currently available.	PS	SU
Impact 6.4-4	The Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in noise effects.	None Required	LS	
Impact 6.4-5	The Project could expose a variety	None Required	LS	

**TABLE 1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Environmental Impact	Mitigation Measures	Level of Significance Before Mitigation	Level of Significance After Mitigation
	of noise-sensitive land uses to stationary noise sources.			
Impact 6.4-6	The Project could expose a variety of noise-sensitive land uses to excessive groundbourne vibration or groundbourne noise levels.	No additional mitigation is currently available.	PS	SU
6.5 Hazardous Materials and Uses				
Impact 6.5-1	The Project could include uses that create a significant hazard to the public or environment from the transportation, use, or disposal of hazardous materials.	None Required	LS	
Impact 6.5-2	The Project could include uses that emit hazardous emissions or handle hazardous materials, substances, or waste near school sites.	None Required	LS	
Impact 6.5-3	The Project could locate development on a hazardous waste site.	None Required	LS	
Impact 6.5-4	The Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	None Required	LS	